008.0	0002	0038.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 /	670,600
					USE VALUE:	670,600 /	670,600
					ASSESSED:	670,600 /	670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MARION CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARLETTA RICHARD & LYNNE	
Owner 2:		
Owner 3:		
Street 1:	4 MARION CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,150 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Wood Shingle Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6150.000	187,000		483,600	670,600
Total Card	0.141	187,000		483,600	670,600
Total Parcel	0.141	187,000		483,600	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.04 | /Parcel: 635.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7398
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!795!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,000	0	6,150.	483,600	670,600	670,600	Year End Roll	12/18/2019
2019	101	FV	172,200	0	6,150.	513,800	686,000	686,000	Year End Roll	1/3/2019
2018	101	FV	183,200	0	6,150.	374,800	558,000	558,000	Year End Roll	12/20/2017
2017	101	FV	183,200	0	6,150.	326,400	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	183,200	0	6,150.	278,100	461,300	461,300	Year End	1/4/2016
2015	101	FV	182,300	0	6,150.	272,000	454,300	454,300	Year End Roll	12/11/2014
2014	101	FV	182,300	0	6,150.	223,700	406,000	406,000	Year End Roll	12/16/2013
2013	101	FV	182,300	0	6,150.	212,800	395,100	395,100		12/13/2012

PRINT

Date	Time
12/10/20	16:30:55

LAST REV

Date	Time
02/01/18	12:03:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 795

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12230-218		5/13/1972			No	No		N

USER DEFINED

Prior Id # 1:	7398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6150		Sq. Ft.	Site		0	80.	0.98	1									483,602						483,600	

Total AC/HA: 0.14118 | Total SF/SM: 6150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,602 | Spl Credit | Total: 483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254118
Depreciation:	67087
Depreciated Total:	187031

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

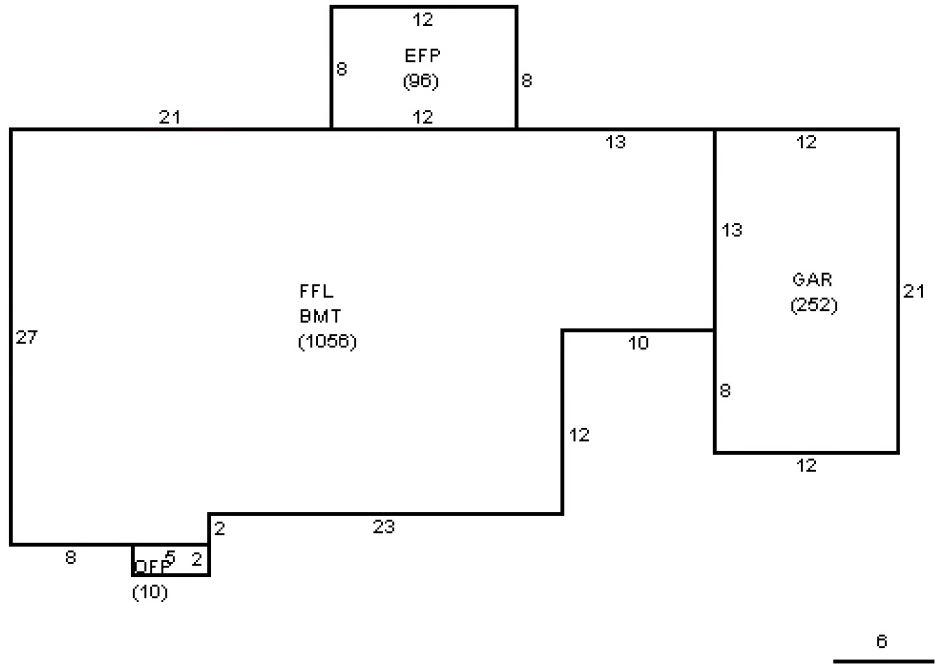
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	38.480	40,630
FFL	First Floor	1,056	128.250	135,432
GAR	Garage	252	24.920	6,280
EFP	Enclos Porch	96	55.580	5,336
OFP	Open Porch	10	44.000	440

Net Sketched Area:	2,470			Total:	188,118
Size Ad	1056	Gross Are	2470	FinArea	1056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.25
Special Features:	0	Val/Su Net:	75.71
Final Total:	187000	Val/Su SzAd	177.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0038.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: